



City of Pompano Beach

100 W. Atlantic Blvd.
Pompano Beach, Florida
33060

Detailed Minutes - Final

Community Redevelopment Agency

Rex Hardin, Chairperson
Alison Fournier, Vice Chairperson
Audrey Fesik, Commissioner
Beverly Perkins, Commissioner
Rhonda Sigerson-Eaton, Commissioner
Darlene Smith, Commissioner

Gregory P. Harrison, Executive Director
Claudia McKenna, CRA Attorney
Kervin Alfred, CRA Secretary

Tuesday, January 21, 2025

1:00 PM

Commission Chamber

Meeting

CALL TO ORDER

Chair Hardin called the CRA Board meeting to order at 1:00 PM.

ROLL CALL

Present Commissioner Beverly Perkins, Commissioner Rhonda Sigerson-Eaton, Commissioner Darlene Smith, Vice Chair Alison Fournier, and Chairperson Rex Hardin

Absent Commissioner Audrey Fesik

PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, CRA Secretary

APPROVAL OF MINUTES

[25-91](#) City & CRA Board Joint Special Meeting Minutes of November 12, 2024

A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.

[25-92](#) CRA Board Meeting Minutes of September 17, 2024

A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.

APPROVAL OF AGENDA

Chair Hardin announced that Item 1 had been stricken from the Consent Agenda.

A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the Agenda be APPROVED AS AMENDED. The motion carried by a unanimous voice vote.

CONSENT AGENDA DISCUSSION

The CRA Board may pull items from the Consent Agenda. During Audience To Be Heard, a person may speak on any item on the Consent Agenda, which has not been pulled.

Chair Hardin announced that no items were pulled for Board discussion.

A. SPECIAL PRESENTATION

Chair Hardin stated that there are no special presentations on today's agenda.

B. AUDIENCE TO BE HEARD

Chair Hardin announced that it was time for "Audience To Be Heard". The following speakers were called to speak before the Board:

Michael Skversky, 1630 SW 5th Avenue, Pompano Beach, FL, highlighted concerns regarding the inadequate parking at the senior center, which he believes is too small and poses challenges for elderly individuals. He noted that seniors often have to park far from the entrance and struggle to navigate the poorly designed access points of the lot. Mr. Skversky criticized the current layout, suggesting it is counterintuitive and unsafe, particularly for older people with mobility issues. He urges the city to quickly address the parking situation, including potentially expanding the lot to improve accessibility for seniors.

Comr. Perkins expressed concerns about the parking situation at the center, highlighting issues with the design for entering and exiting, especially due to its connection to nearby apartments. She noted that the need for improvements has been raised by seniors for over a year, and emphasized the urgency to begin work on the parking lot.

Delvin King expressed frustration over the cancellation of the MLK parade, stating that no one could provide a clear explanation for the decision made at 9:05 AM despite prior knowledge of the weather. He criticized the MLK committee for their lack of transparency and vision, suggesting that they should be replaced. Mr. King emphasized that he wants to organize his own parade next year, possibly with the Florida Highway Patrol instead of BSO, and inquired about the process for submitting his application. He also questioned whether the parade would be rescheduled and demanded accountability for the cancellation decision.

Chair Hardin addressed Mr. King, confirming that the parade would not be rescheduled. He suggested that any further questions should be emailed to the city manager for a response.

Comr. Perkins expressed her disagreement with the late cancellation of the parade organized by the MLK committee, which was decided at the last minute despite a previous weather forecast predicting heavy rain. She highlighted the disappointment of participants who had already prepared and incurred costs, such as hiring buses. Comr. Perkins emphasized the need for better communication and community involvement in the planning of MLK events, advocating for public announcements about committee meetings to ensure broader participation and input. Overall, she felt the cancellation should have occurred earlier to respect the efforts of those involved.

Vice Chair Fournier expressed disappointment about the cancellation of the event and the lack of transparency regarding the decision-making process. She acknowledged the community's disappointment and emphasized the need for clarity on how the committee is selected in the future.

Greg Harrison, Executive Director, confirmed that the cancellation was a safety decision made by BSO.

Mr. Harrison discussed that BSO was monitoring the event. The weather had fluctuations between heavy and light rain, causing hesitation in deciding whether to cancel. After BSO reviewed the situation, they found several streets were completely covered with water in both lanes, making it dangerous for people to walk. This led to the recommendation to cancel the event.

Vice Chair Fournier expressed concerns about the parade route, noting that it tends to be long with significant gaps where there are no spectators. She suggested considering a modified route to improve the event for next year. Additionally, she requested information about how the committee is selected and emphasized the need for more transparency in that process.

Mr. Harrison clarified that the committee operates as a separate 501(c)(3) entity. He emphasized that the City is not involved in appointing committee members or in the committee's operations, stating that they maintain a distance from the committee's business affairs.

Vice Chair Fournier asked if the City is under contract with the committee to organize events. Mr. Harrison clarified that while they are involved in the sponsorship, the event is not solely under their contract, as there are multiple sponsors involved.

Vice Chair Fournier attended a golf tournament on Friday, which had a good turnout despite experiencing six different weather patterns throughout the day. Although the varied weather was a bit frustrating, especially for those who knew rain was expected but still chose to participate, the event was successfully completed.

Comr. Perkins asked the City Manager for information on roads where flooding affected a parade route, noting she did not observe any flooding while driving the route. Mr. Harrison clarified that he did not mention flooding, but rather areas where water was present in both lanes, creating a potential danger, which was a concern for BSO. He offered to discuss the details further, mentioning Captain Stallings was involved.

Comr. Perkins requested a follow-up regarding the area affected by standing water. Mr. Harrison acknowledged her request.

C. CONSENT AGENDA

1. [25-85](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LICENSE AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND THE CRA FOR THE CITY'S OPERATION AND MAINTENANCE OF THE PATRICIA DAVIS COMMUNITY GARDEN LOCATED AT 1089 NW 6TH AVENUE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Sarah Mulder)

A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Consent be STRICKEN. The motion carried by a unanimous voice vote.

D. REGULAR AGENDA

2. [25-83](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND POMPANO DESIGN, LLC RELATING TO THE PROPERTY LOCATED AT 2666 EAST ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$20,000)

(Staff Contact: Sarah Mulder)

Sarah Mulder, CRA project manager, presented a facade improvement grant application for Pompano Design, LLC, located at 2666 East Atlantic Boulevard. The grant program aims to encourage redevelopment by covering 80% of eligible project costs, up to \$20,000, for aesthetic enhancements such as painting, signage, and landscaping. The tenant, Pompano Furniture and Design, plans to open a retail furniture showroom and is eligible for the program due to their five-year lease. The total project cost is approximately \$25,255. The proposed improvements include exterior paint, stucco work, and new windows and signage. The project received unanimous approval from the ECRA advisory committee on December 12, 2024, and the business owner was present for questions. The timeline includes obtaining a building permit by July and completing work by January 2027, though early completion is anticipated.

Chair Hardin sought public input on the item and, receiving none, he moved on to Board discussion.

Comr. Sigerson-Eaton expressed her enthusiasm for new businesses revitalizing the shopping center. She

praised the aesthetic improvements and the potential for residents to enjoy shopping and dining experiences. The Commissioner highlighted the need for furniture for new units and supported the City's program aimed at fostering business growth and enhancing the community's environment. She voiced her overall approval for the initiatives being taken.

Comr. Perkins raised a question about the program grant agreement, specifically referencing a line in the first paragraph that mentions 501 Dr. Martin Luther King, Jr. Boulevard, Pompano Beach, FL, which is the address of the Pompano Beach CRA office located on Dr. Martin Luther King, Jr. Boulevard. She sought clarification on the relevance of that address in the document. Ms. Mulder explained that the address is simply the location of the CRA office and serves to identify the two entities involved: the CRA and Pompano Design, LLC.

Comr. Perkins inquired about the suitability of placing a furniture store on Atlantic Boulevard, especially regarding its facade design and location near the Intercoastal. Ms. Mulder responded that the store is eligible for the program and that the choice of location was made by the store owners, suggesting it may be a better question for them.

Vice Chair Fournier discussed the future redevelopment of the shopping center, noting that it could be at least five years before any changes occur. Ms. Mulder replied that there has been no recent movement or updates from the involved parties regarding the redevelopment.

Vice Chair Fournier commented on the benefits of a cohesive look between two sections of the building, suggesting it's better to improve the area rather than leave the Family Dollar as is. She supports the use of the grant program for this purpose and asks for clarification on the grant program's eligibility for businesses in the Northwest CRA. Ms. Mulder confirmed the existence of a similar grant program for business owners in that area.

Vice Chair Fournier spoke on the possibility of entities applying for grant funding for a build-out or investment on the north side of West Atlantic. Ms. Mulder confirmed that this is applicable as long as the location is within the northwest CRA boundaries, east of 31st.

Comr. Sigerson-Eaton highlighted several businesses that have benefited from the program, including McMillan's Barbecue. Ms. Mulder mentioned that she is aware of other businesses, such as the Vault in Old Pompano and South Bar and Kitchen. Additionally, Chair Hardin pointed out Freeman Funeral Home as another establishment that has seen benefits from the program.

Ms. Mulder explained that there are specific criteria for funding, emphasizing that the business must be commercial or retail and located within designated boundaries. Funding is allocated on a first-come, first-serve basis, depending on the budget available each year.

Comr. Sigerson-Eaton added that these funds are replenished annually, and there are plenty of opportunities for businesses to take advantage of this support.

A motion was made by Vice Chair Fournier, seconded by

Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. The motion carried by the following roll call vote:

Yes: Commissioner Perkins, Commissioner Sigerson-Eaton, Commissioner Smith, Vice Chair Fournier, and Chairperson Hardin

Absent: Commissioner Fesik

Enactment No: CRA RES. 2025-01

E. ADDITIONAL AUDIENCE TO BE HEARD

Chair Hardin asked if there were any additional speakers signed-up to speak under Audience to be Heard, to which Secretary Alfred replied there were none.

F. REPORTS

Executive Director's Report:

No report.

CRA Attorney's Report:

Claudia McKenna stated she had no report and wished everyone a happy New Year, expressing excitement for another great year in Pompano Beach.

Next Meeting Date: Mayor Hardin announced that the next meeting will take place on February 18, 2025, at 1:00 PM.

Comr. Fesik's Report:

No report.

Comr. Perkins' Report:

Comr. Perkins asked for an update on the new downtown project and noted she had not received any information. Mr. Harrison responded that an update would be provided within the week, specifically via email.

Comr. Perkins requested updates on several projects in her district, including the parking lot next to Annie Gillis Park, the beautification of Northwest 6th Avenue, and the Ultimate Sports Park, while noting that the Youth Center Project is progressing.

Lastly, Comr. Perkins questioned the necessity of holding today's meeting for only two agenda items, specifically related to facade design. Ms. Mulder clarified that construction approvals are required before proceeding, and the parties are prepared to start their work.

Comr. Sigerson-Eaton's Report:

Comr. Sigerson-Eaton commented on the undergrounding efforts in District 2, encouraging residents to contact her via email with any issues related to the project, especially on private property. She also discussed sewer rate increases, clarifying that District 2 and District 4 pay directly to the county without a pass-through rate and emphasizing that it is unfair for these districts to subsidize sewer rates for the rest of the city.

Comr. Smith's Report:

Comr. Smith expressed her appreciation for Pompano Design, a small business that wanted to establish itself in the city. She highlighted the importance of its location for attracting customers, as furniture stores are typically located together in walkable areas. She expressed gratitude for the support given to small businesses moving into the area.

Vice Chair Fournier's Report:

Vice Chair Fournier reminded the public that her community meeting is scheduled for tomorrow, the 22nd, at the American Legion at 7:00 PM. Tom DiGiorgio and Jeannie McIntyre will join her to discuss economic development in Pompano Beach, including the role of the Economic Development Council (EDC), though no specific projects will be highlighted. She also pointed out that the pier will be closed on the 24th and 25th due to the upcoming jazz festival, urging the community to be aware of this development.

In reviewing the monthly reports, Vice Chair expressed concern about the missing documentation related to Professional Services Expenditures for October, November, and December. Although she noted the availability of security reports, financial statements, and committee meeting notes, the specific report on professional services was not included in the backup materials. She requested that this information be sent to her as soon as possible.

Vice Chair Fournier then addressed an observation regarding individuals who frequently attend CRA and City Commission meetings to promote certain projects and criticize specific commissioners. She learned that some of these individuals are, in fact, contractors for the city. Although she was expecting further details shortly, she emphasized the importance of obtaining all contracts related to the CRA.

She clarified her terminology around "professional and consulting services agreements," as this had caused some confusion in prior discussions, particularly regarding the increased spending threshold. The Vice Chair reiterated that these agreements are exactly what they are called, reflecting her ongoing concern for clarity in communication and documentation.

Lastly, the Vice Chair noted a specific contract with an individual who frequently speaks at meetings. While she appreciated Mr. Harrison for clarifying afterward that this contract does exist, she emphasized the importance of transparency during the meetings. She expressed disappointment that not everyone in the room at the time felt obligated to correct the record, underscoring her belief that accurate information should be shared openly with the commissioners and the public.

Chair Hardin's Report:

Mayor Hardin congratulated Jack Rogerson on his 17 years of service as chairman of the East CRA advisory committee and noted his excellent work. He also mentioned that Rogerson has passed the chair position to someone else. Additionally, he expressed gratitude to all members serving on advisory committees across the city.

[25-96](#)

Monthly Reports

- Financial Statements - October/November 2024
- East CRA Advisory Committee - December 4, 2024
- NW CRA Advisory Committee - December 9, 2024
- FPI Security Reports - November/December 2024
- Professional Services Expenditures - October/November/December 2024

The Informational Report was RECEIVED AND FILED.

G. ADJOURNMENT

The meeting adjourned at 1:40 PM.

Rex Hardin, Chairperson

Kervin Alfred, CRA Secretary